
Development Services Department
Building Safety Division
February 15, 2005

DETACHED RESIDENTIAL ACCESSORY STRUCTURES

Garages, Ramadas, Storage sheds, Workshops, Gazebos, etc.

Building Permit Required: The current UBC (Uniform Building Code) as adopted by the City of Tempe requires that a building permit be obtained before erecting a detached accessory structure. This applies to permanent as well as temporary structures. The requirements for each installation will vary depending upon the *size of the structure, the materials of construction, the proposed location on property and the zoning district of the property.

*Exception: One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses are exempt from a building permit provided the projected roof area does not exceed 120 square feet (UBC Sec. 106.2). Please note: If a building permit is not required because of size, the Zoning requirements must still be met. See reverse.

Building Permit Requirements

Permit Application

Completed applications must include:

- | | |
|--|---|
| <input type="checkbox"/> Project Name and Address | <input type="checkbox"/> Proposed "use" of building |
| <input type="checkbox"/> Applicant's name and phone number | <input type="checkbox"/> Estimated cost of project |
| <input type="checkbox"/> Description of work | <input type="checkbox"/> Applicant's signature |

Construction Plans

Two (2) sets provided by applicant must include:

- Site Plan (scale 1"=20') 8-1/2" x 11" copy showing the proposed location, size and setbacks of the proposed detached building in reference to existing site specifics, i.e., property lines, existing residence, pool, etc.
- Floor plan (scale 1/4"=1') showing overall building size, window(s)/door(s) size/location(s), electrical outlet(s)/light(s) locations, etc.
- Sections/Details/Elevations of the proposed building specifying materials, and any/all structural details and connections, i.e., footing type/size/depth, wall to footing connection, wall size/type, roof to wall attachment, roof framing system/roof slope, total developed height of proposed building. (Note: if "trusses" are intended to be used for the roof framing system, two copies of the truss calculations must be included in the set at the time of permit issuance.)

Permit Fees (see Fee Schedule) are payable by cash, check or charge.

Zoning & Development Code Requirements:

In addition to the UBC requirements regulating materials/construction, height and location on the property, The City of Tempe Zoning & Development Code (adopted 1/20/05) also regulates the height and location on the property for residential detached accessory buildings. When there is a conflict between the two regulating bodies, the more restrictive of the two shall govern. The Zoning & Development Code, Part 1, Chapter 4, Section 3-401 requires the following:

Use permit required: The ZDC (Zoning and Development Code) adopted by City Council on 1/20/05, requires a use permit, through the Board of Adjustment/ Hearing Officer, for an accessory building, e.g. garages, workshops, large storage sheds, barns, etc. A use permit is not required for a ramada, gazebo, deck, or any non-habitable structure less than 120 s.f. in area, and less than 8 feet in height.

Accessory buildings (e.g. freestanding garage, large shed, workshop, barn, etc.):

- Require a use permit be obtained through the Board of Adjustment/ Hearing Officer.
- Are limited to the height of the existing residence,
- Shall meet the setbacks of the zoning district. Call 480-350-8331 or 480-350-8888 for your specific zoning district,
- Are not to be used for sleeping or living purposes, and shall not have cooking facilities.
- Must occupy less floor area, cover less lot area, and have a use that is secondary to the primary structures/uses on the property.
- For all residential districts, except AG, the total lot coverage cannot exceed 45% (the area of the proposed accessory building, combined with all existing building areas, and divided into the lot area). In the AG zoning district, lot coverage cannot exceed 25%.

Accessory Structures (Ramadas, gazebos, small sheds):

- Are allowed, and do not require a use permit.
- Shall be located no closer to the front property line than that required for the front yard building setback,
- Are limited to a maximum of 120 s.f. in area and a maximum of 8 feet in height.
- May encroach into the rear side and street side yard setback, provided that required separation for fire protection is provided and the following standards are met:
 - In the AG zoning district, an accessory structure shall be located at least 20' from any side or rear property line (for interior lots).
 - In the AG zoning district, the height for a shelter for keeping animals or fowl cannot exceed the maximum allowable height for the main building in that district, and is subject to the setback requirements of the district.
 - On a through lot, an accessory structure shall not be located closer to the rear property line than the distance required for the front yard building setback.